

FINAL PLAT
FIRESTONE RETAIL CENTER
A REPLAT OF TRACT A, FIRESTONE SAFEWAY
TOWN OF FIRESTONE, WELD COUNTY
STATE OF COLORADO
SHEET 1 OF 2

OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED LAVERN L. HAMILTON
AND KAREN A. HAMILTON BEING THE OWNERS OF THE LAND SHOWN IN
THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

TRACT A, FIRESTONE SAFEWAY, LYING IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL, MERIDIAN, TOWN OF
FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE N89°40'09"E ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF
SECTION 19 A DISTANCE OF 179.60 FEET;
THENCE N00°52'30"W ALONG THE EASTERLY LINE OF FIRESTONE TRAIL, THE TOWN OF
FIRESTONE AS DESCRIBED IN BOOK 1596 AT PAGE 830 AND RECORDED IN
RECEPTION NUMBER 2538622 AND THE WESTERLY LINE OF FIRESTONE SAFEWAY AS
RECORDED IN RECEPTION NUMBER 2828882 IN THE WELD COUNTY PUBLIC RECORDS
A DISTANCE OF 1202.26 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N00°52'30"W ALONG SAID WESTERLY LINE A DISTANCE OF
712.51 FEET;
THENCE S61°32'30"E A DISTANCE OF 17.78 FEET;
THENCE N00°52'30"W A DISTANCE OF 115.00 FEET TO THE NORTHWESTERLY CORNER
OF SAID TRACT A;
THENCE S61°32'30"E A DISTANCE OF 123.88 FEET;
THENCE N90°00'00"E A DISTANCE OF 448.46 FEET;
THENCE S29°05'30"W A DISTANCE OF 92.77 FEET;
THENCE S61°32'30"E A DISTANCE OF 15.00 FEET;
THENCE N29°05'30"E A DISTANCE OF 88.39 FEET;
THENCE S00°52'30"E A DISTANCE OF 749.02 FEET;
THENCE S90°00'00"W A DISTANCE OF 582.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 443,890 S.F., 10.190 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON
CONTAINED UNDER THE NAME AND STYLE OF FIRESTONE RETAIL CENTER, A
REPLAT OF TRACT A, FIRESTONE SAFEWAY, A SUBDIVISION OF A PART OF THE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE
PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE AND ALL SERVING
PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID
REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL
EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY
SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE
LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS,
STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE
GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE
SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE,
COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND
THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF
FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE,
COLORADO, EXCEPT PRIVATE ROADWAYS CURBS, GUTTER AND PAVEMENT AND ITEMS
OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES
AND/OR QWEST, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN
AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES,
OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST, INC. AND SHALL NOT BECOME
THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNERS:

LAVERN L. HAMILTON AND KAREN A. HAMILTON

BY: LaVERN L. Hamilton BY: KAREN A. Hamilton
LAVERN L. HAMILTON KAREN A. HAMILTON

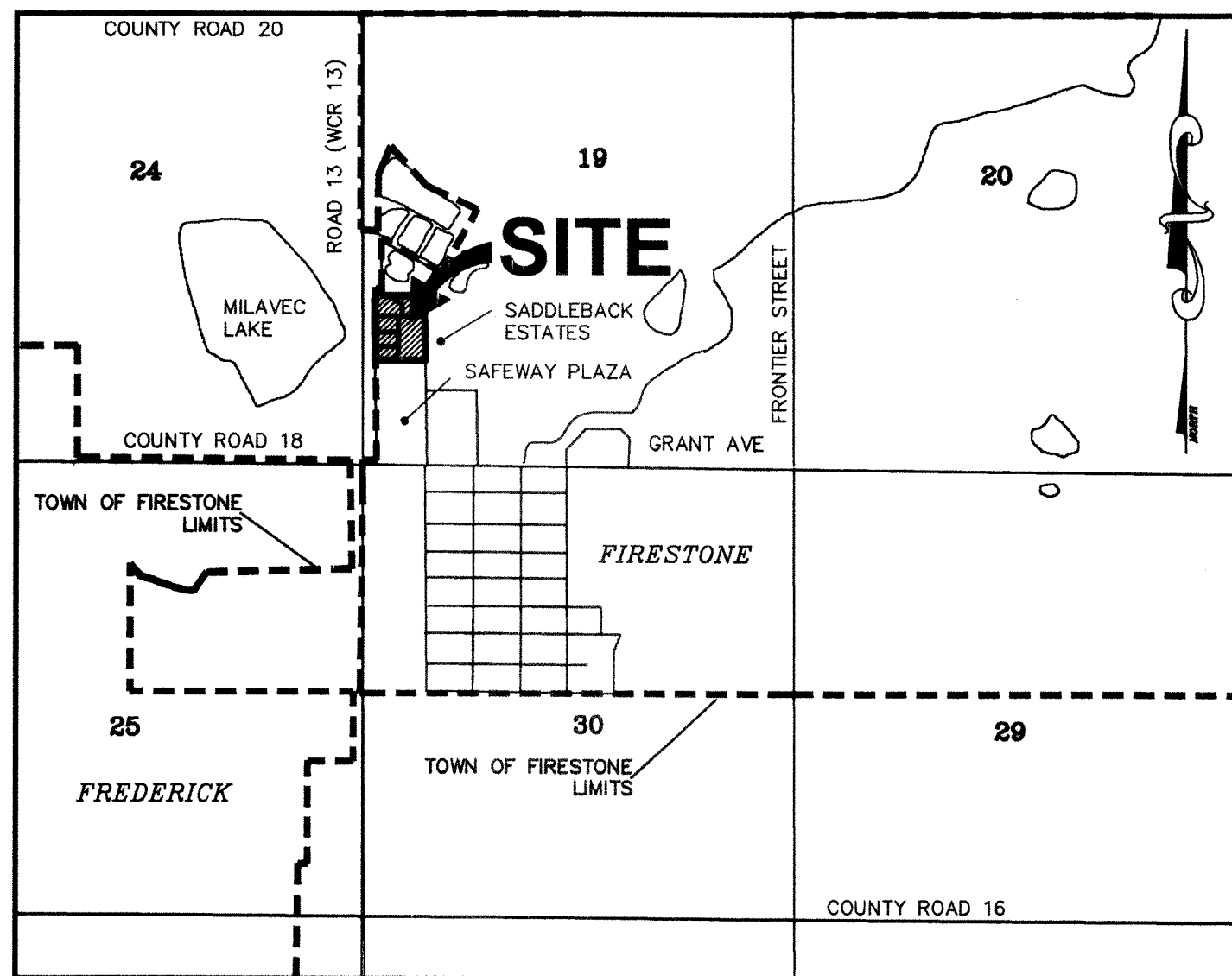
STATE OF COLORADO)
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF
MAY, 2004, BY LAVERN L. HAMILTON AND KAREN A. HAMILTON

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES



VICINITY MAP
1"=2000'

NOTES:

- BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SW
1/4 OF SECTION 19 BEARS N 89°40'09" E, BETWEEN THE FOUND MONUMENTS SHOWN
AND DESCRIBED HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED
UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER
SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE
COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE
SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JEHN ENGINEERING,
INC. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION
HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT
TRACTS, OR EASEMENTS OF RECORD.
- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. FC25038106-1, DATED
NOVEMBER 04, 2003 AT 5:00 P. M., WAS ENTIRELY RELIED UPON FOR RECORDED
RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES IN THE PREPARATION OF
THIS SURVEY.
- JEHN ENGINEERING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH
FOR EASEMENTS RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS,
OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT
TITLE SEARCH MAY DISCLOSE.
- ALL DIMENSIONS SHOWN HEREON ARE IN FEET. ALL BEARINGS SHOWN HEREON
ARE IN DEGREE-MINUTES-SECONDS.
- THE SURVEYED PARCEL SHOWN HEREON DOES NOT LIE WITHIN THE 100 YEAR
FLOODPLAIN AS SHOWN ON THE TOWN OF FIRESTONE, COLORADO FLOOD INSURANCE
RATE MAP, COMMUNITY-PANEL NUMBER 080241 0001 B, DATED DECEMBER 18, 1979.
- DATE OF FIELD SURVEY 9/15/03, DATE OF PREPARATION OF THE FINAL PLAT
12/09/03.
- BENCHMARK: TOWN OF FIRESTONE BENCHMARK NO. 33 BEING THE NORTHWEST
TOP BONNET BOLT ON THE FIRE HYDRANT LOCATED AT THE SOUTHEAST
CORNER OF INTERSECTION OF 3RD STREET AND GRANT AVENUE. ELEVATION=4964.44
FEET.
- SITE BENCHMARK: CHISELED SQUARE ON TOP OF LIGHT POLE BASE AT END OF
SERVICE ROAD AS SHOWN ON THIS PLAT. ELEVATION=4951.06 FEET.

ATTORNEY'S CERTIFICATE

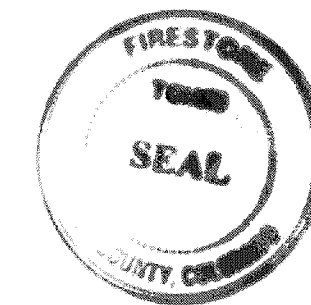
I, Matthew S. Judy AN ATTORNEY AT LAW FULLY LICENSED TO PRACTICE BEFORE
THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE
TO ALL LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS
AND EASEMENTS AND THAT TITLE TO SUCH LAND IS THE DEDICATOR'S FREE AND CLEAR OF ALL
LIENS AND ENCUMBRANCES. DATED THIS 26th DAY OF MAY, 2004, A.D.

TOWN APPROVAL:

THIS IS TO CERTIFY THAT THE FINAL PLAT OF FIRESTONE RETAIL CENTER WAS APPROVED ON THIS
14th DAY OF MARCH, 2004, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE
ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS
CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST: TOWN CLERK



SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO
HEREBY CERTIFY THAT THE SURVEY OF THE TRACT OF LAND SHOWN HEREON, WAS MADE UNDER
MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID
SUBDIVISION.



CHRISTOPHER H. McELVAIN, P.L.S. 36581
FOR AND ON BEHALF OF JEHN ENGINEERING, INC.

OWNER:

LAVERN L. HAMILTON AND
KAREN A. HAMILTON
P.O. BOX 18
FIRESTONE, CO 80520
PHONE: 303-833-4238
FAX:

DEVELOPER:

O'MALLEY DEVELOPMENT, LLC
541 HAWTHORN CIRCLE
FREDERICK, CO 80530
TOM O'MALLEY
PHONE: 303-668-2200
FAX: 303-833-3515

FIRESTONE INFORMATION BLOCK	
Name of Submittal:	FIRESTONE RETAIL CENTER
Type of Submittal:	FINAL PLAT
Filing Number:	1
Phase Number:	1
Sheet Title:	COVER SHEET
Preparation Date:	12/09/03
Revision Date:	COMMENTS 3.24.04
Revision Date:	COMMENTS 5.12.04
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 1 of 2	



JEHN
ENGINEERING
5655 WADSWORTH BYPASS, SUITE 100
ARVADA, CO 80003
PH. (303) 423-8036 FAX (303) 467-9438

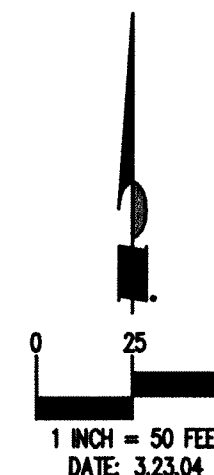
FINAL PLAT
FIRESTONE RETAIL CENTER
A REPLAT OF TRACT A, FIRESTONE SAFEWAY
TOWN OF FIRESTONE, WELD COUNTY, COLORADO
SHEET 2 OF 2

LAVERN L. & KAREN A. HAMILTON
BOOK 1569, REC. NO. 2513227
UNPLATTED

WELD COUNTY
TRI-AREA
SANITARY
DISTRICT
UNPLATTED

SADDLEBACK GOLF CLUB, LLC

W1/4 CORNER OF SEC. 19
T2N, R67W, 6TH P.M.
FOUND 2" ALUM. CAP
IN RANGE BOX, LS 25937
EL.4927.09



LEGEND

- ◇ FOUND #5 REBAR WITH YELLOW PLASTIC CAP, LS 16401 UNLESS OTHERWISE NOTED
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP, LS 18982
- TRI-AREA SANITATION DISTRICT BOUNDARY
- F.H.E. INDICATES FIRE HYDRANT EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- W.E. INDICATES WATERLINE EASEMENT

LOT AREA TABLE

PARCEL	SQ. FT.	ACRES
LOT 1	53,408 S.F.	1.226 AC.
LOT 2	57,787 S.F.	1.326 AC.
LOT 3	102,338 S.F.	2.349 AC.
LOT 4	42,063 S.F.	0.966 AC.
LOT 5	45,568 S.F.	1.046 AC.
LOT 6	51,228 S.F.	1.176 AC.
LOT 7	65,285 S.F.	1.499 AC.
TRACT 'A'	20,940 S.F.	0.481 AC.
OUTLOT 'A'	5,293 S.F.	0.121 AC.

NOTE: EACH LOT IS RESPONSIBLE FOR ITS OWN MAINTENANCE. TRACT 'A' AND OUTLOT 'A' WILL BE MAINTAINED BY THE FIRESTONE RETAIL CENTER.

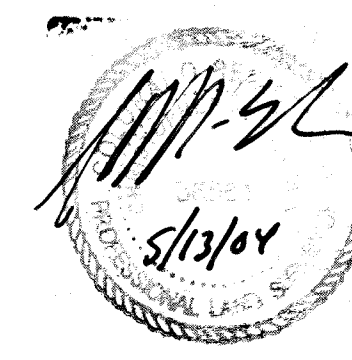
LINE	LENGTH	BEARING
L1	70.53	S 45°00'00" E
L2	27.51	S 00°00'00" E
L3	19.22	S 00°00'00" E
L4	41.64	S 89°58'48" W
L5	84.67	S 45°00'00" E
L6	21.79	S 89°58'48" W
L7	19.86	S 89°58'48" W

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD DIS
C1	79°29'23"	76.30'	55.00'	S 50°14'06" W	70.33'
C2	90°01'17"	70.70'	45.00'	N 45°00'34" W	63.65'
C3	62°21'24"	78.18'	70.00'	S 39°24'10" W	72.48'
C4	70°34'52"	55.43'	45.00'	N 35°17'26" E	52.00'
C5	66°27'49"	55.68'	48.00'	S 33°13'54" E	52.61'
C6	66°27'53"	69.60'	60.00'	N 33°13'53" W	65.76'
C7	75°28'56"	52.70'	40.00'	S 52°14'20" W	48.97'
C8	90°01'17"	47.14'	30.00'	N 45°00'34" W	42.43'
C9	90°00'00"	16.49'	10.50'	N 45°00'00" W	14.85'
C10	90°00'00"	16.49'	10.50'	N 45°00'00" E	14.85'
C11	90°00'00"	16.49'	10.50'	S 45°00'00" E	14.85'
C12	90°00'00"	16.49'	10.50'	S 45°00'00" W	14.85'

FULL SPECTRUM
HOMES CORP.
REC.NO. 2818639

OWNER:
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KAREN A. HAMILTON
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S1/4 CORNER OF SEC. 19
T2N, R67W, 6TH P.M.
FOUND 3.25" BRASS CAP
IN RANGE BOX, ILLEGIBLE, EL.4974.58

GRANT AVENUE
80' ROW
BASIS OF BEARINGS
N89°40'09"E 2472.67'
SOUTH LINE SW1/4 SECTION 19, T2N, R67W